

RFCCA Board of Managers

Regular Meeting

Monday, August 14, 2023

The August 14, 2023 meeting of the River Forest Civic Center Authority (RFCCA) was called to order by Manager Sloan at 6:03 PM. This meeting was conducted in person and electronically by Zoom.

Roll called:

- Present: Managers Carla Sloan, Deana Herrman, Keith Strom, Karen Taubman, and Helene Connolly.
- RFCCA Facilities Administrator Dick Chappell and Secretary John Becvar were also present.
- Sarah Schwarting (River Forest Township) and Tom Fiedler (PremiStar) also attended.

Public Participation:

- There were no public comments.

Approval of Minutes:

- A motion was made by Manager Herman and seconded by Manager Strom to approve the minutes of the July 18, 2023 meeting.
 - Roll was called. Ayes: Managers Sloan, Connolly, Herrman, Strom, and Taubman.
 - Nays: None. The motion passed unanimously.

Approval of Bills:

- A motion was made by Manager Herrman and seconded by Manager Connolly to approve Operating Fund bills as of August 31, 2023 in the amount of \$1904.59.
 - Roll was called. Ayes: Managers Sloan, Connolly, Herrman, Strom and Taubman.
 - Nays: None. The motion passed unanimously.
- A motion was made by Manager Herrman and seconded by Manager Strom to approve Capital Fund bills as of August 31, 2023 in the amount of \$1213.70.
 - Roll was called. Ayes: Managers Sloan, Connolly, Herrman, Strom and Taubman.
 - Nays: None. The motion passed unanimously.

RFCCA Facilities Administrator's Report - Dick Chappell:

- Tom Fiedler of PremiStar HVAC has been servicing the RFCCA location for 30 years. He presented a Google image diagram of the RFCCA property. He explained the more recent work done above the gymnasium using replacement parts. Several other units were last done in the remodel 24-25 years ago. The challenge is the original HVAC equipment for the first floor from 1974-75 that was phased out in the 1980s and how to get freon for it. The 2nd floor dance studio has not had air conditioning working for several years (its equipment is 29 years old). The newest coolant on the market has flammable refrigerant (with less ozone emissions).
- The recommendation is to continue the status quo and wait until a unit no longer works before making a repair/replace decision. The quality of the craftsmanship today (with average life expectancy of 15 years) does not compare to what is currently in place.

- Because the building is landlocked, it is hard to get the equipment on the roof. We would be looking at \$25,000-\$30K per occurrence. We currently have 6 roof top units (heating and A/C in one box). We also have additional condensers and air handlers.
- The first floor system is likely an all-for-one decision. It is not practical to go to zone HVAC on the first floor due to the existing duct work. Zone HVAC would require individual units, handlers and condensers per class room (with appropriate ducts and electric wiring). Tom pointed out a Riverside replacement job cost \$80,000. Tom indicated another challenge in the RFCCA location is the lack of storage space (to put equipment and ducts). Given all the work on the classrooms, he recommends one air handler although it would be nice to have at least two zones (classrooms vs other areas). Replacing like-for-like is going to be the cheapest option (and least disruption to the programming) subject to supply/demand for availability.
- Tom is going to have a vibration analysis team come in to see if there are any remediation options to prolong the life of the equipment.
- Manager Sloan suggested we develop a plan to replace the equipment. Some past replacements/repairs have been with insurance proceeds due to weather incidents. Tom will come back with some estimates for the September 19th Board of Managers meeting.
- Facilities Administrator Chappel indicated there is no update on the fire marshall discussions

RFCC Executive Director's Report - Dick Chappell

- Building renovations are progressing slowly. Four classrooms are now done including removing the old floor tiles (versus putting the new ones on top of the old). By the end of the week, two more classrooms should be done. The contractors are behind schedule with about six more weeks of work to go. The team has put in place work-arounds for the classes.
- Director Chappell reported having changed over the phone system but there are still some issues to work through. The POTS lines are still in place currently. Manager Sloan reported the Assessor lobby phone is still not working.
- Manager Herrman suggested the Managers take a building tour after the Township meeting.

Unfinished Business:

- None.

New Business:

- None.

Announcement of the next regular meeting:

The next meeting will take place Tuesday, September 19, 2023, following the regular monthly meeting of the River Forest Township Board of Trustees.

Adjournment

A motion was made at 6:57 PM by Manager Connolly and seconded by Manager Herrman to adjourn the meeting.

Respectfully submitted,
John Becvar, Secretary